WARRANTY DEED

Karen Johnson Davidson County
Batch# 246303 DEEDWARR
06/20/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190620-0059622

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2019.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/19/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HPA US1 LLC	NEW OWNER	174110A22100CO
(NAME)	(NAME)	
180 N Stetson Ave, Suite 3650		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60601		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Steven E. Hohulin and Mary E. Hohulin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HPA US1 LLC**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 320, on the Plan of Final Plat of Cane Ridge Farms-Phase Four of record in plat at Instrument No. 200307210101773, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven E. Hohulin and Mary E. Hohulin, husband and wife by Warranty Deed from Andrew Bissell and Christi Bissell, husband and wife, dated July 19, 2016, in Instrument No. 201607210075025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 200307210101773; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200009050087103, and Amendment recorded as Instrument No. 200012040119093, and Instrument No. 200108150088370 and Instrument No. 200403190031603, and Instrument No. 200411020131848 and Instrument No. 201005260040558, Instrument 201606010055259, Instrument 200601120004819, and Amendment recorded as Instrument No. 201012280102708; (3) Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4420, Page 36; (4) Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4428, Page 565; (5) Agreement for Dedication of Easement for Water Main, Access Road, Power Lines and Appurtenances Easement including terms and conditions thereof as recorded in Book 5078, Page 476; (6) Right of Way Easement including terms and conditions thereof as recorded in Instrument 200606070067535; (7) Easement including terms and conditions thereof as recorded in Instrument 200201230009340; (8) Rights of others under the terms and conditions contained in the Charter of record in Instrument 200108150088360; (9) Rights of others under the terms and conditions contained in the Warranty Deed of record in Instrument 200108150088361, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2344 Haskell Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19th day of June, 2019.

Steven E. Hohulin

Mary E. Hohulin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven E. Hohulin and Mary E. Hohulin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

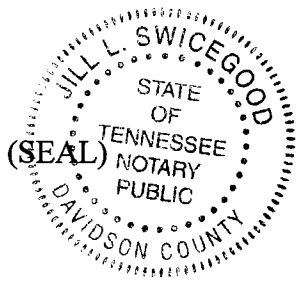
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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